

# AGENDA



## EUGENE PLANNING COMMISSION

Phone: 541-682-5481  
www.eugene-or.gov/pc

McNutt Room—City Hall, 777 Pearl Street  
Eugene, OR 97401

The Eugene Planning Commission welcomes your interest in these agenda items. Feel free to come and go as you please at any of the meetings. This meeting location is wheelchair-accessible. For the hearing impaired, FM assistive-listening devices are available or an interpreter can be provided with 48 hours notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours notice. To arrange for these services, contact the receptionist at 541-682-5481. Telecommunications devices for deaf assistance are available at 541-682-5119.

### **MONDAY, FEBRUARY 27, 2012 – REGULAR MEETING** (11:30 a.m. to 1:30 p.m.)

- 11:30 a.m.    I.    PUBLIC COMMENT  
The Planning Commission reserves 10 minutes at the beginning of this meeting for public comment. The public may comment on any matter, **except for items scheduled for public hearing or public hearing items for which the record has already closed.** Generally, the time limit for public comment is three minutes; however, the Planning Commission reserves the option to reduce the time allowed each speaker based on the number of people requesting to speak.
- 11:40 a.m.    II.    ENVISION EUGENE: URBAN GROWTH BOUNDARY STUDY AREAS UPDATE  
Staff: Alissa Hansen, 541-682-5508
- 12:40 p.m.    III.    DEBRIEF OF PLANNING COMMISSION SEMINAR
- 1:15 p.m.    IV.    ITEMS FROM COMMISSION AND STAFF  
A. Other Items from Staff  
B. Other Items from Commission  
C. Learning: how are we doing?

Commissioners: Steven Baker; Jonathan Belcher; Rick Duncan; Randy Hledik, Vice Chair;  
John Jaworski; Jeffery Mills, Chair; William Randall



**AGENDA ITEM SUMMARY**  
**February 27, 2012**

**To:** Eugene Planning Commission  
**From:** Alissa Hansen, City of Eugene Planning Division  
**Subject:** Envision Eugene Update: Urban Growth Boundary Study Areas

**ACTION REQUESTED**

This work session provides the Planning Commission with an update and opportunity to provide feedback on analysis of potential urban growth boundary expansion areas for single-family residential homes.

**BRIEFING STATEMENT**

In the event of a UGB expansion, the state requires specific steps to identify priority areas for expansion. At previous Planning Commission meetings, potential UGB expansion areas for public uses (parks and schools), employment and single-family residential homes were presented. As additional background information, links to the webcasts of past Planning Commission meetings on this topic are provided below, as is a copy of the PowerPoint presentation from the past Planning Commission meeting on UGB study areas. An update on study areas for single family residential homes, including more detailed information regarding utilities and services, and capacity for additional homes in these study areas will be provided at this work session.

**NEXT STEPS**

The City Manager will include recommendations for urban growth boundary expansion options in the overall Envision Eugene recommendation.

**FOR MORE INFORMATION**

Alissa Hansen, 541-682-5508 or [alissa.h.hansen@ci.eugene.or.us](mailto:alissa.h.hansen@ci.eugene.or.us)

**ATTACHMENTS**

- A. Map of Urban Growth Boundary Study Areas
- B. PowerPoint from October 31, 2011 Work Session on UGB study areas for single-family housing

**ADDITIONAL RESOURCES**

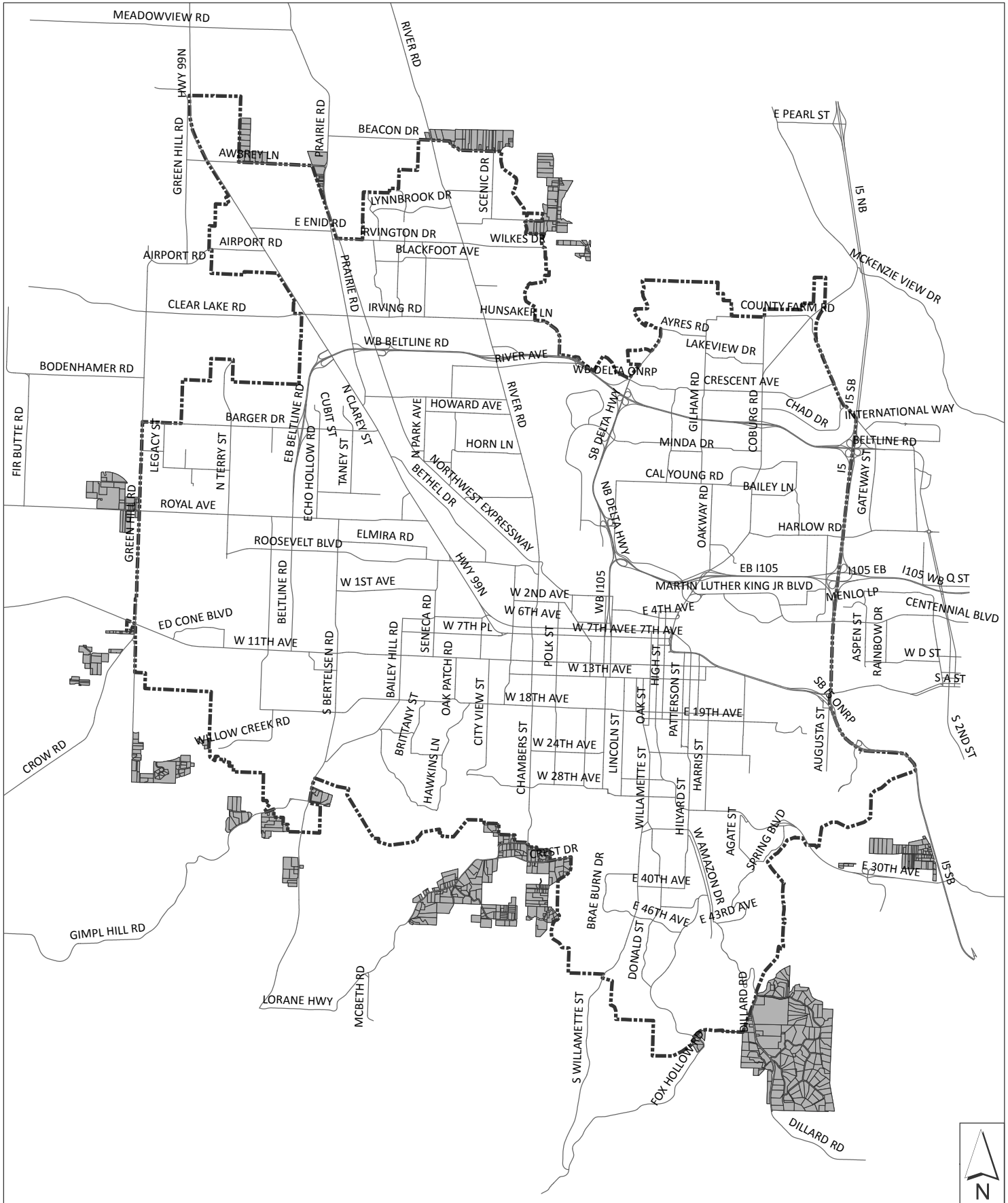
Link to webcast from 10/24/2011 Planning Commission meeting on UGB study areas for parks and schools:

[http://www.eugene-or.gov/portal/server.pt/gateway/PTARGS\\_0\\_0\\_16985\\_228\\_0\\_43/http%3B/ceppportlet.eugene1.net/PCWebCast/WebCast/Play.aspx?mid=498](http://www.eugene-or.gov/portal/server.pt/gateway/PTARGS_0_0_16985_228_0_43/http%3B/ceppportlet.eugene1.net/PCWebCast/WebCast/Play.aspx?mid=498)

Link to webcast from 10/31/2011 Planning Commission meeting on UGB study areas for single family housing (Begins at 52:45):

[http://www.eugene-or.gov/portal/server.pt/gateway/PTARGS\\_0\\_0\\_16985\\_228\\_0\\_43/http%3B/ceppportlet.eugene1.net/PCWebCast/WebCast/Play.aspx?mid=501](http://www.eugene-or.gov/portal/server.pt/gateway/PTARGS_0_0_16985_228_0_43/http%3B/ceppportlet.eugene1.net/PCWebCast/WebCast/Play.aspx?mid=501)

ATTACHMENT A



**PC AIS FEBRUARY 27, 2012 - PAGE 5**





# SINGLE-FAMILY HOUSING



## Single-Family Housing Need

Capacity Inside UGB

Remaining  
Need

Vacant Land

Partially Vacant  
Land

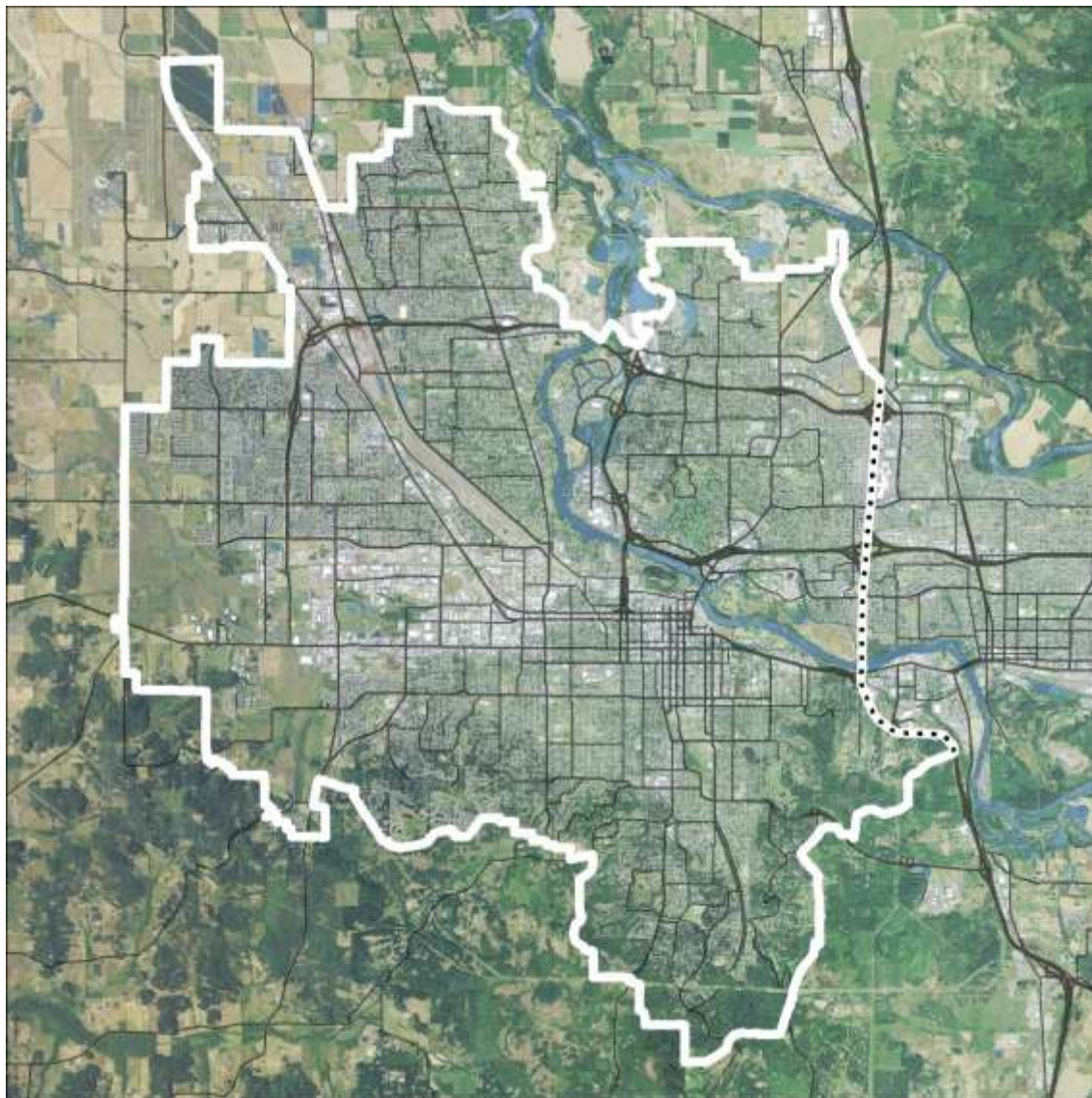
Redevelopment

Efficiency  
Strategies

Re-designation  
or UGB  
Expansion

# SINGLE-FAMILY HOUSING

---

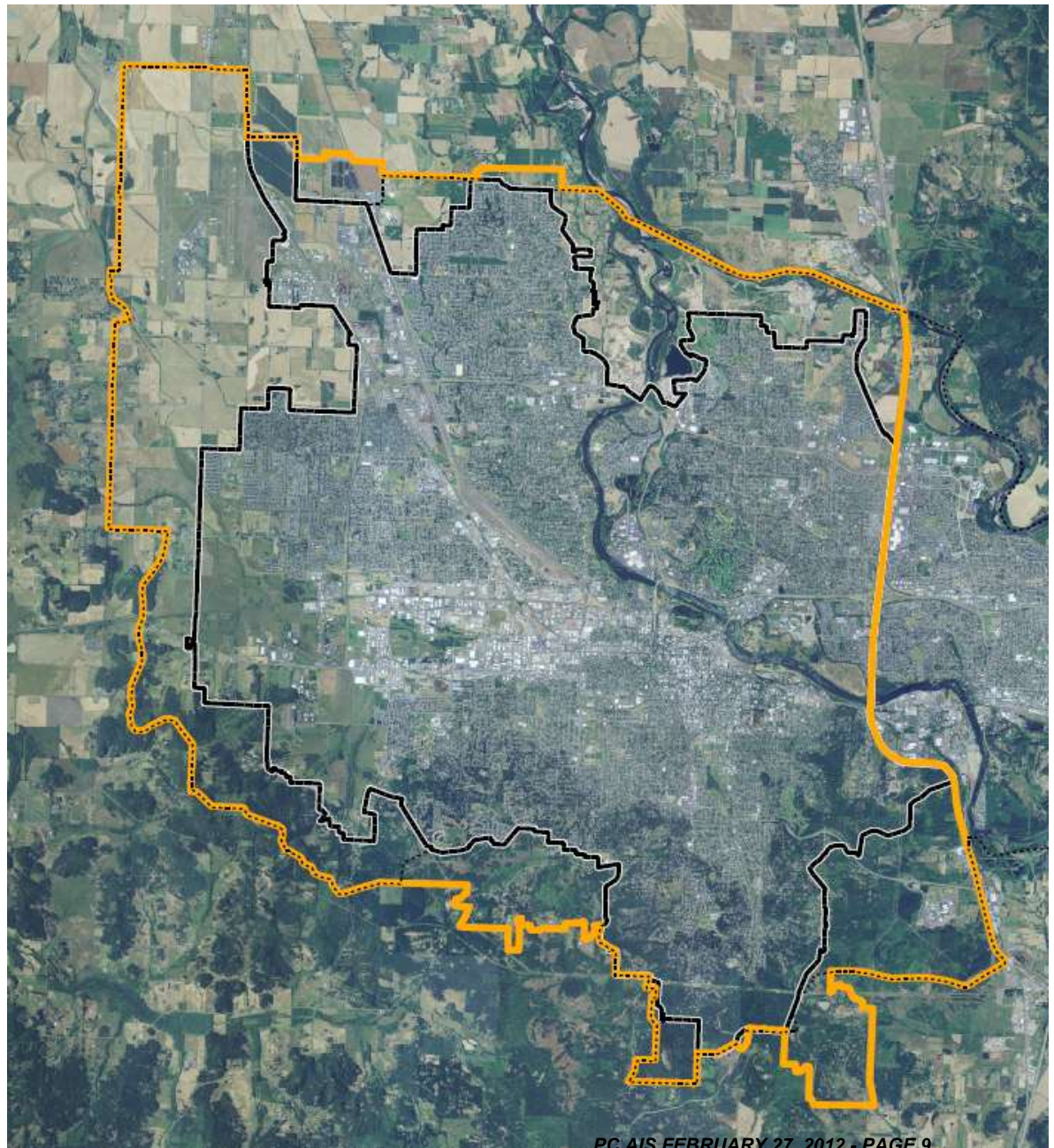
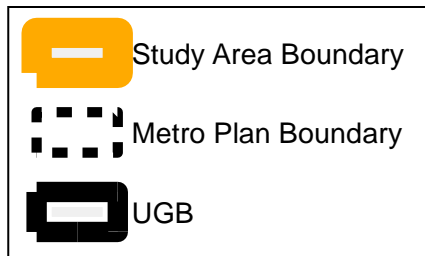


## UGB Expansion Analysis Process

1. Establish study area
2. Identify priority lands
3. Evaluate first priority lands for suitability
4. If necessary, compare and rank alternative locations
5. If necessary, repeat analysis with next priority lands

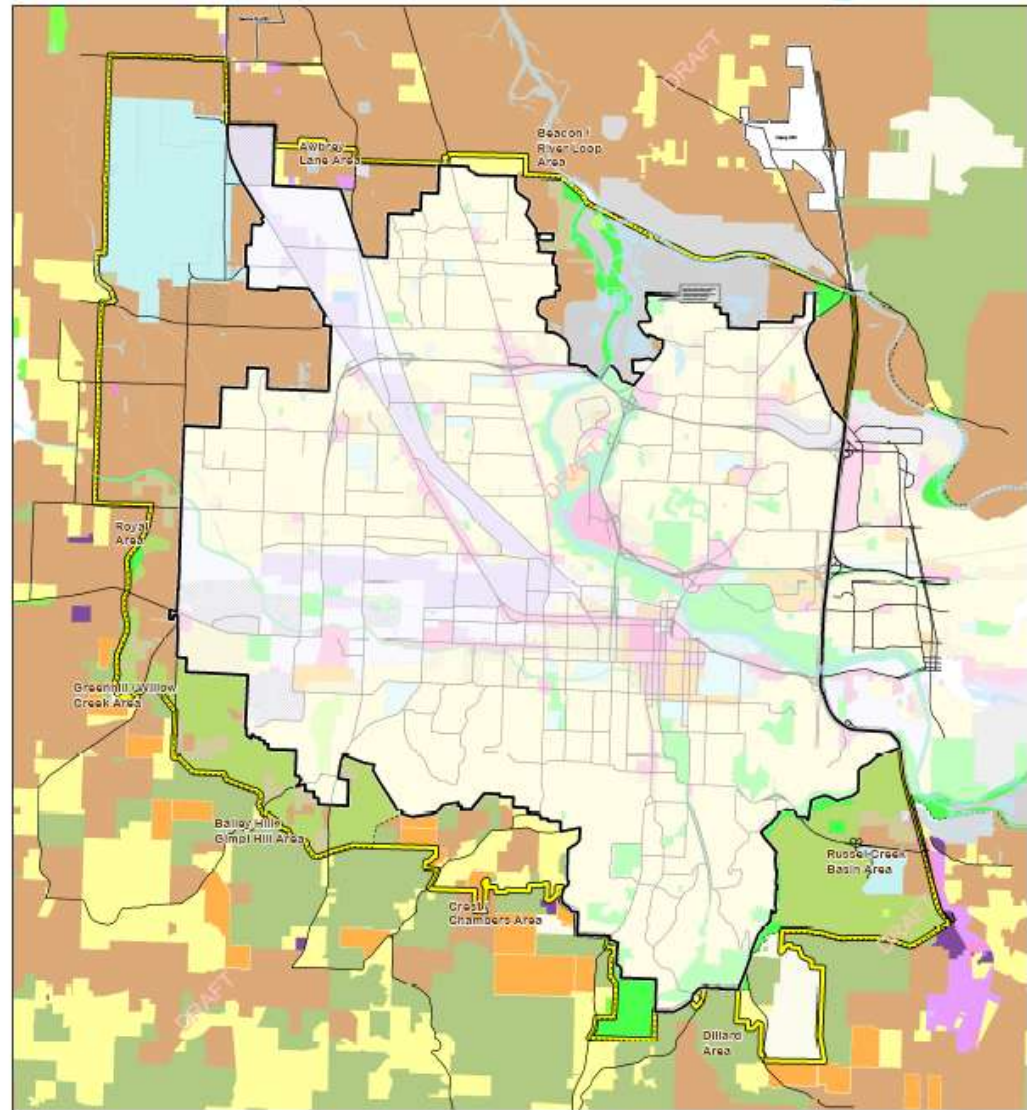


# Step 1: Establish Study Area



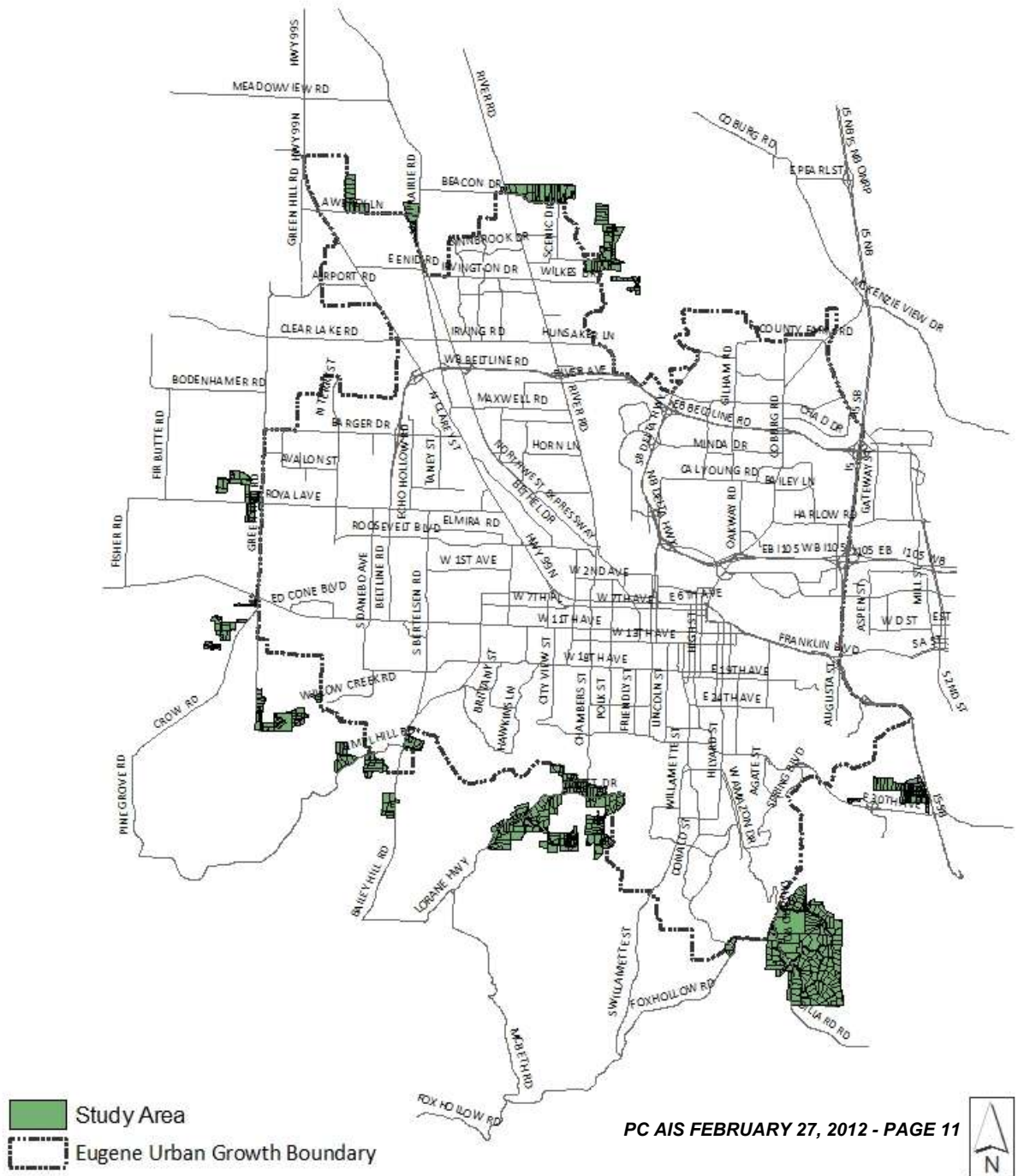
# Step 2: Identify Priority Lands

## Residential Expansion Analysis - Plan Designations





# First Priority Lands within Study Area



# SINGLE-FAMILY HOUSING

---

## Step 3: Evaluate first priority lands for suitability

Land is generally considered “suitable” unless constrained by:

- natural hazards
- natural resource protection measures
- severe slopes
- flood plain
- public facilities





BEACON DR


HILMAN LN

WILKES DR

WILKES DR

RIVER LOOP 1

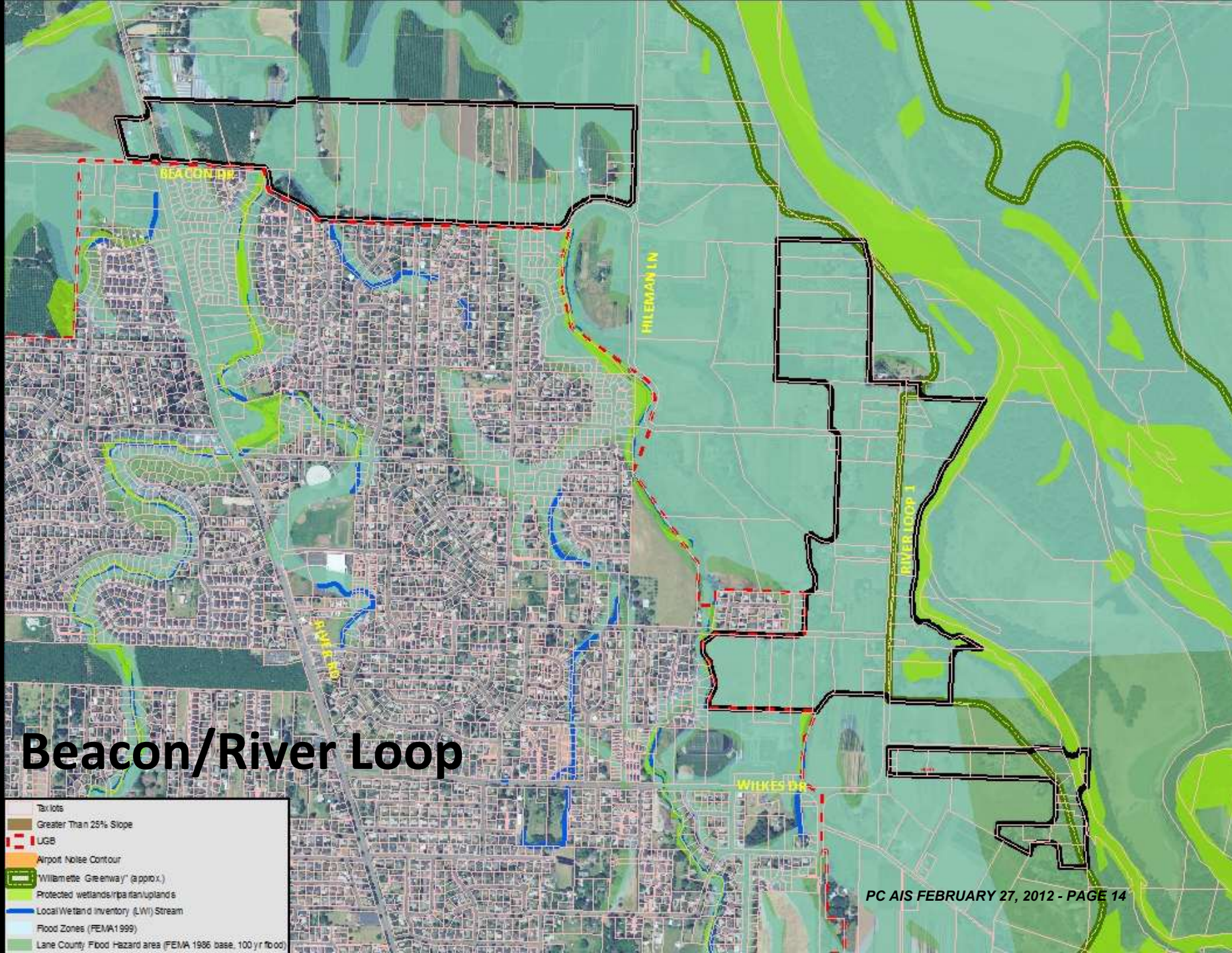
# Beacon/River Loop

 Eugene Urban Growth Boundary

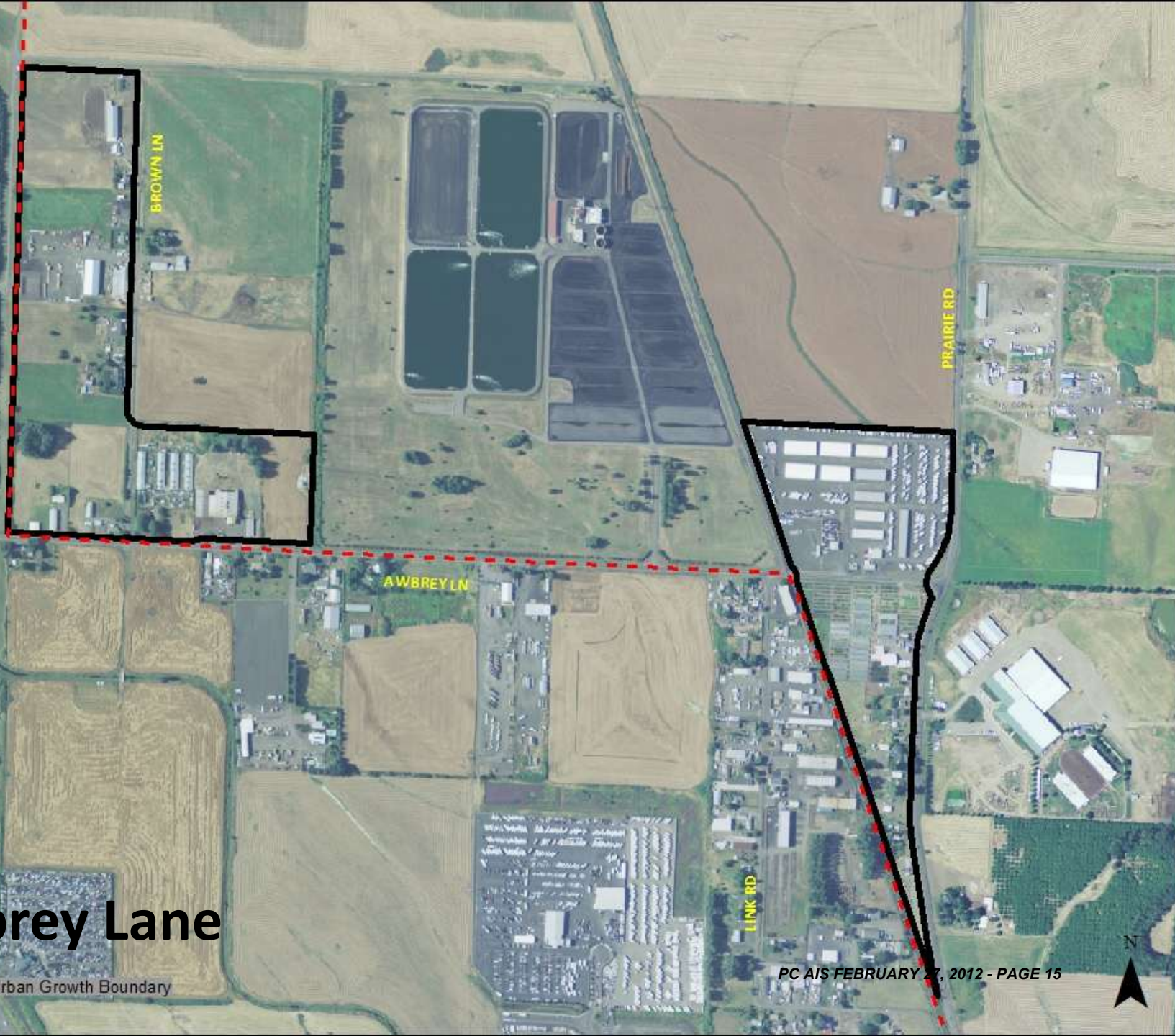
N



# Beacon/River Loop





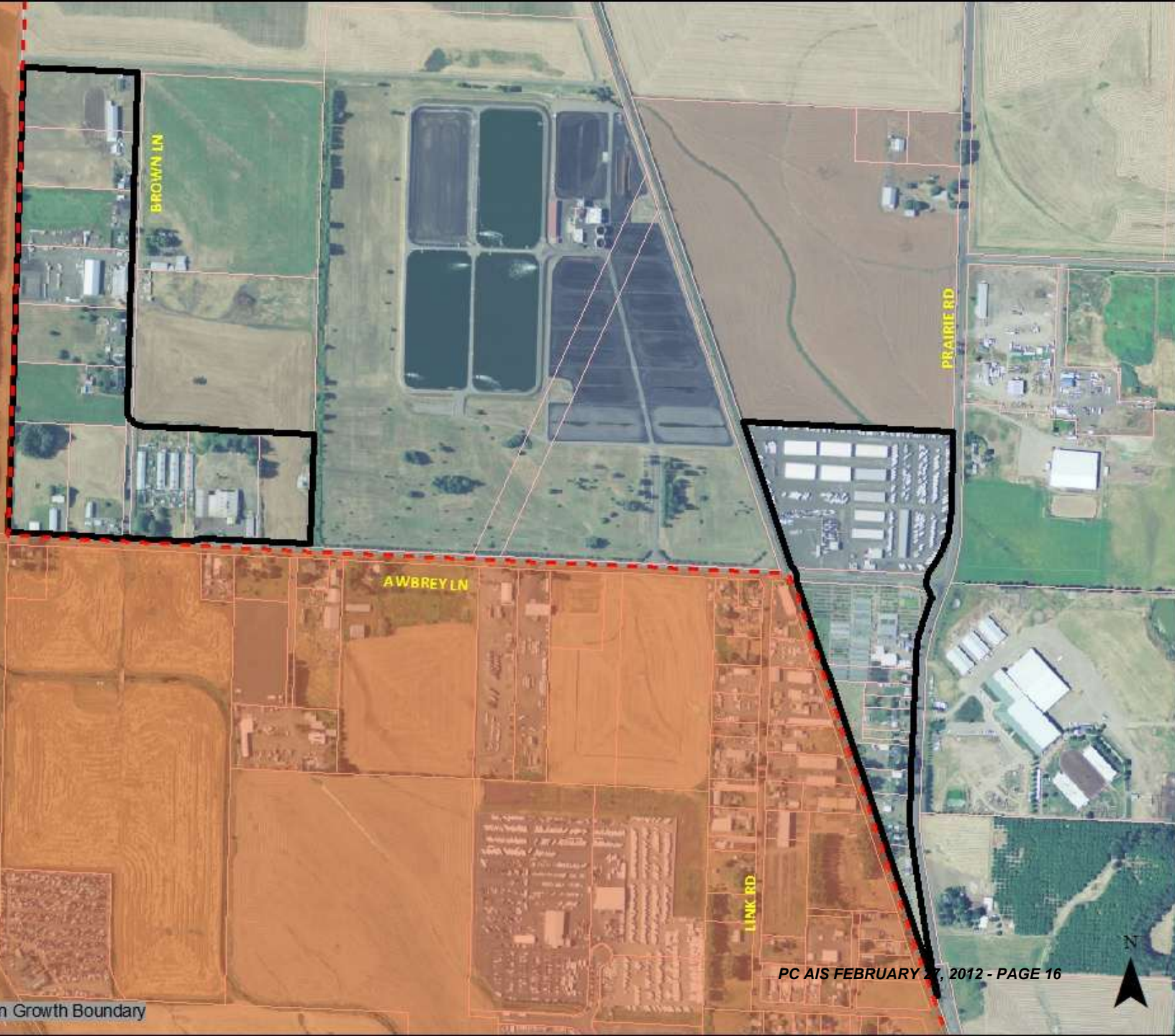


# Awbrey Lane

Eugene Urban Growth Boundary







BROWN LN

PRAIRIE RD

AWBREY LN


LINK RD

HWY 99





# Royal

 Eugene Urban Growth Boundary

ROYAL AVE

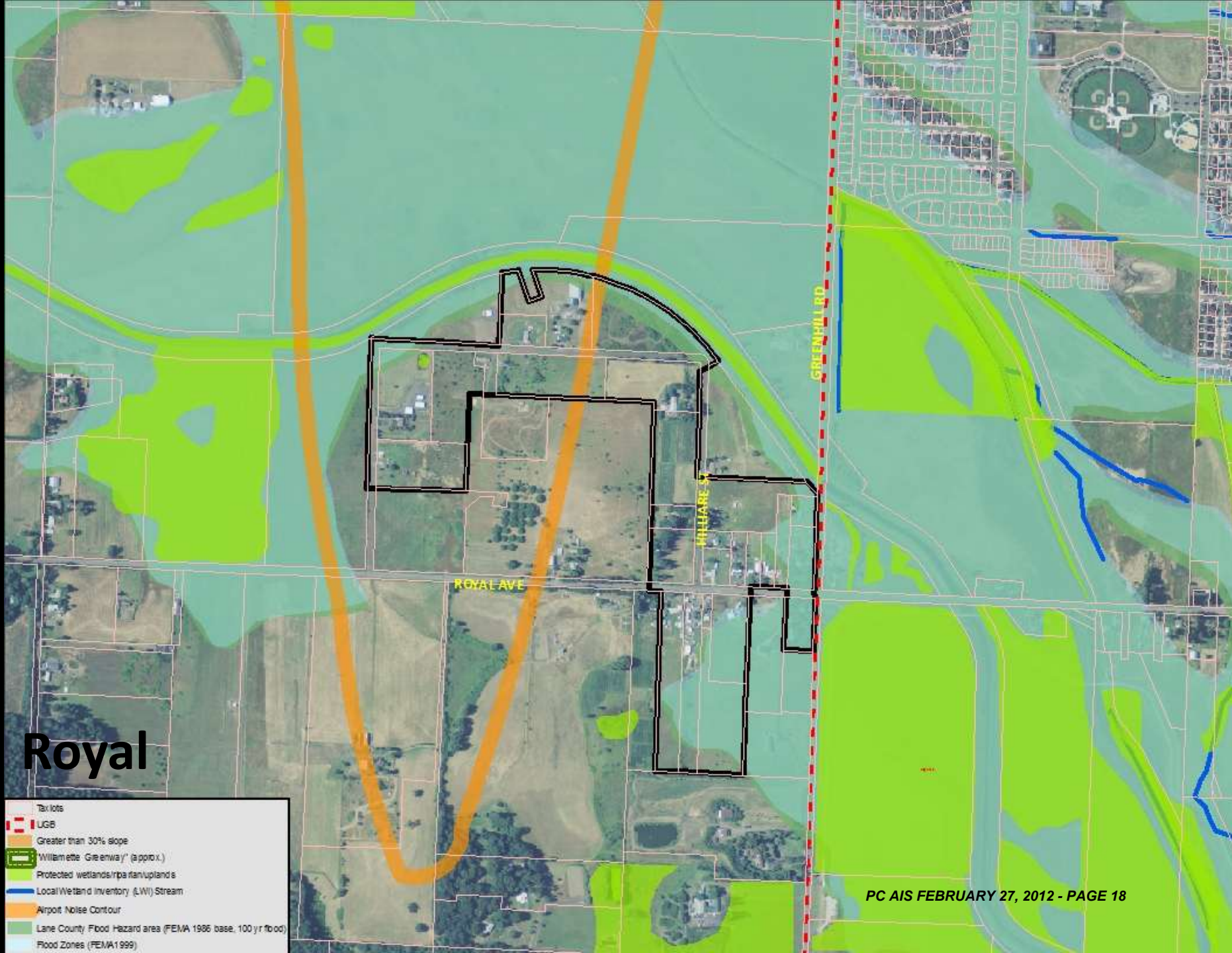
HILLAIRE ST

GREENHILL RD






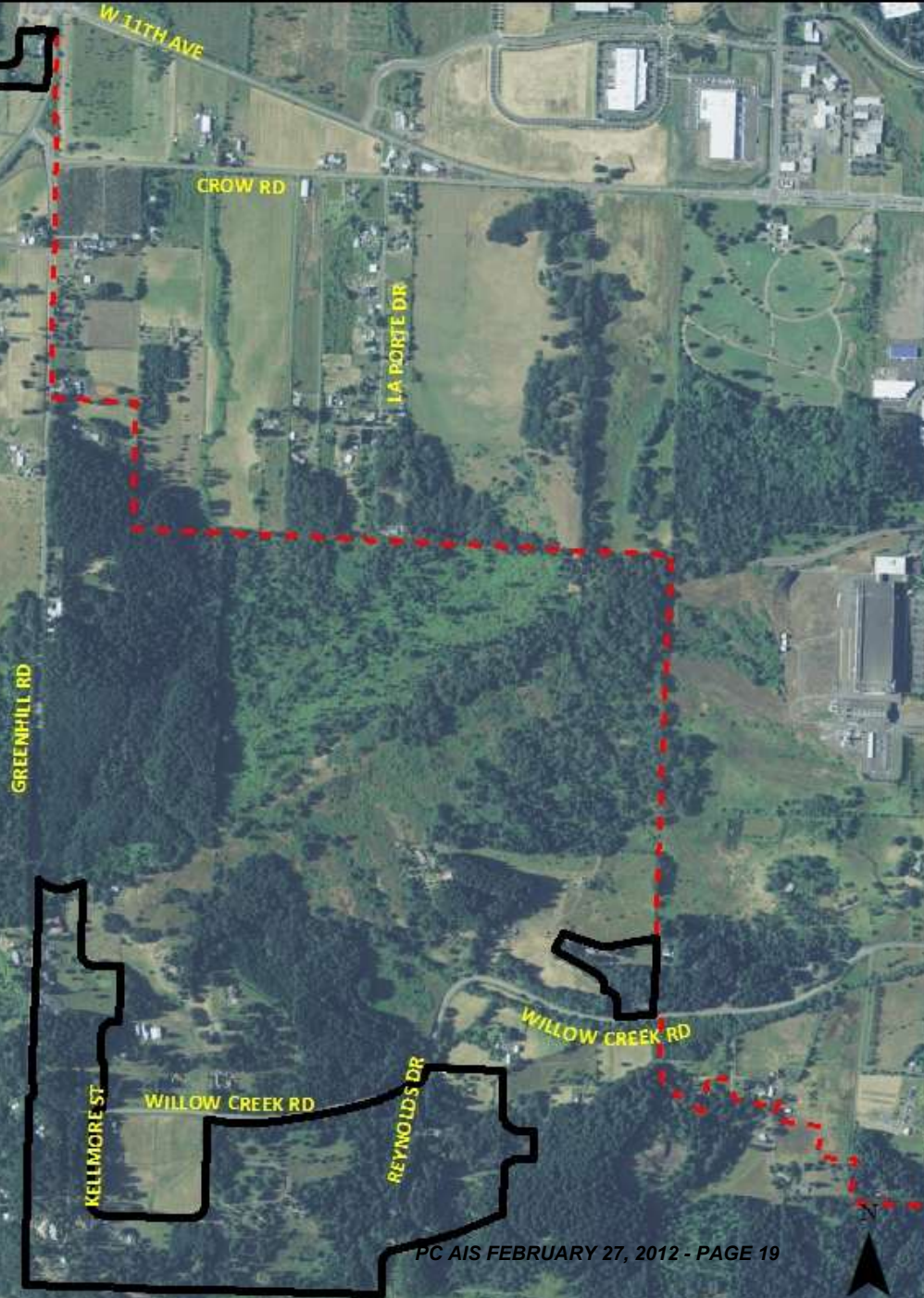
# Royal





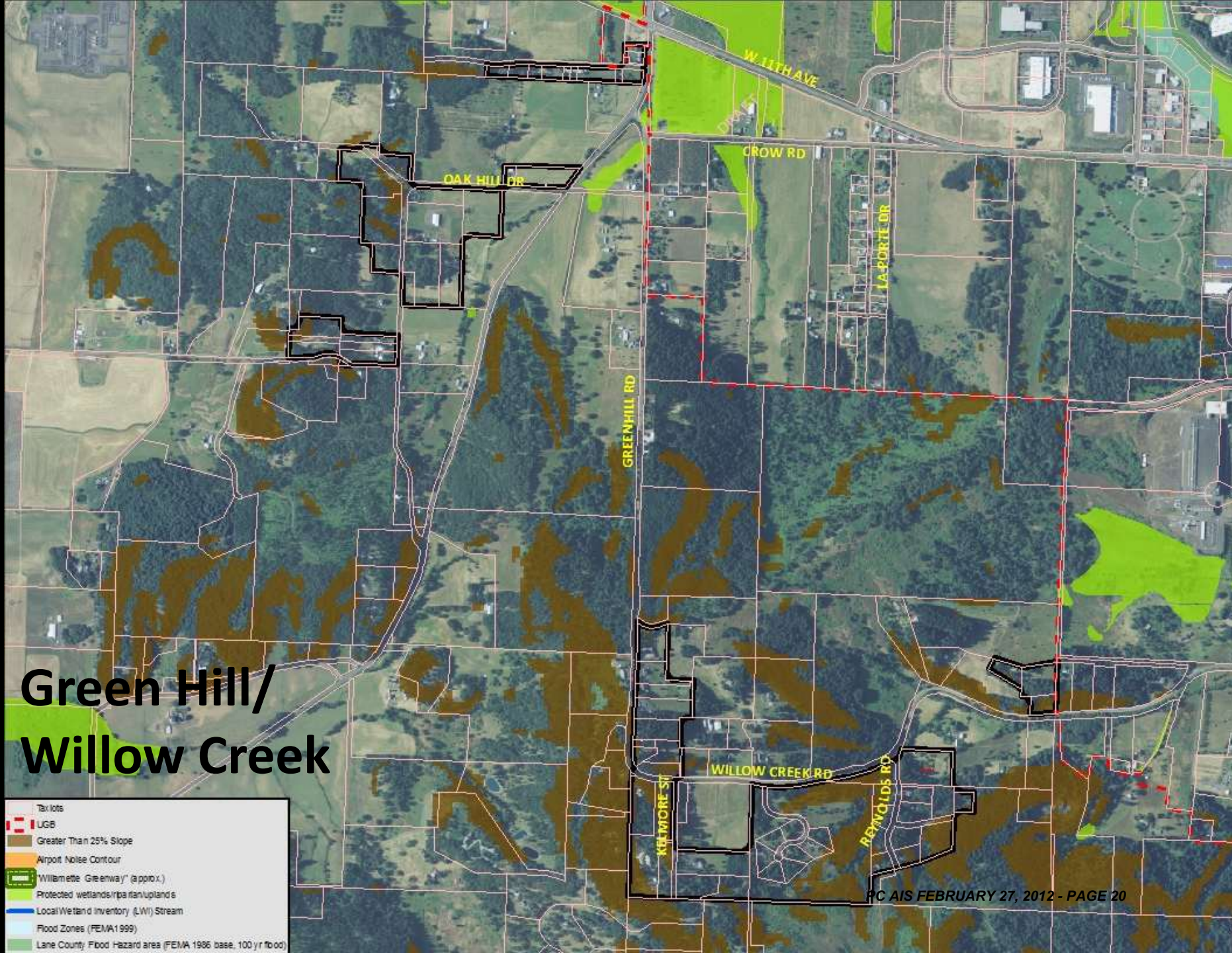
# Green Hill/ Willow Creek

 Eugene Urban Growth Boundary

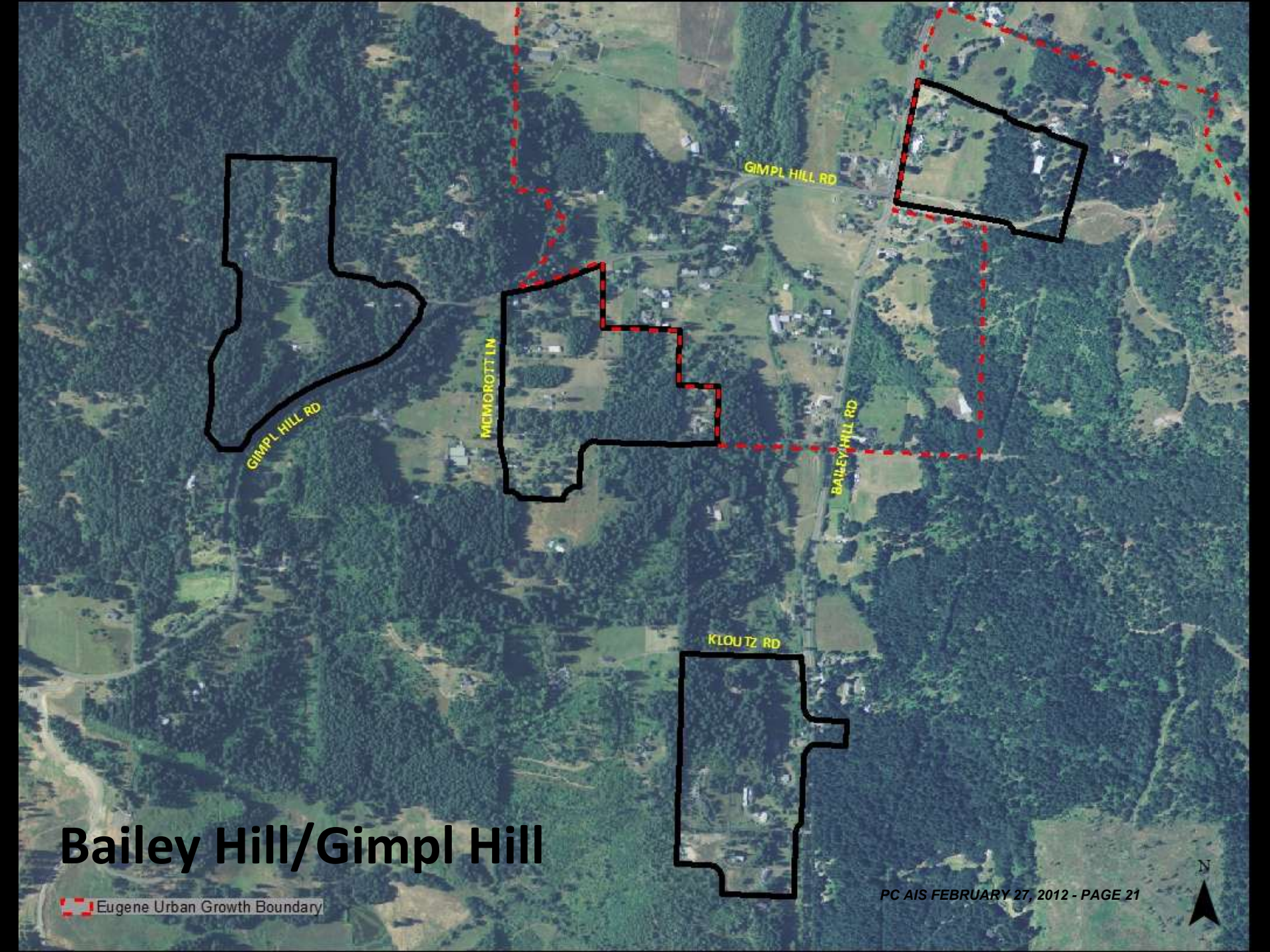





# Green Hill/ Willow Creek





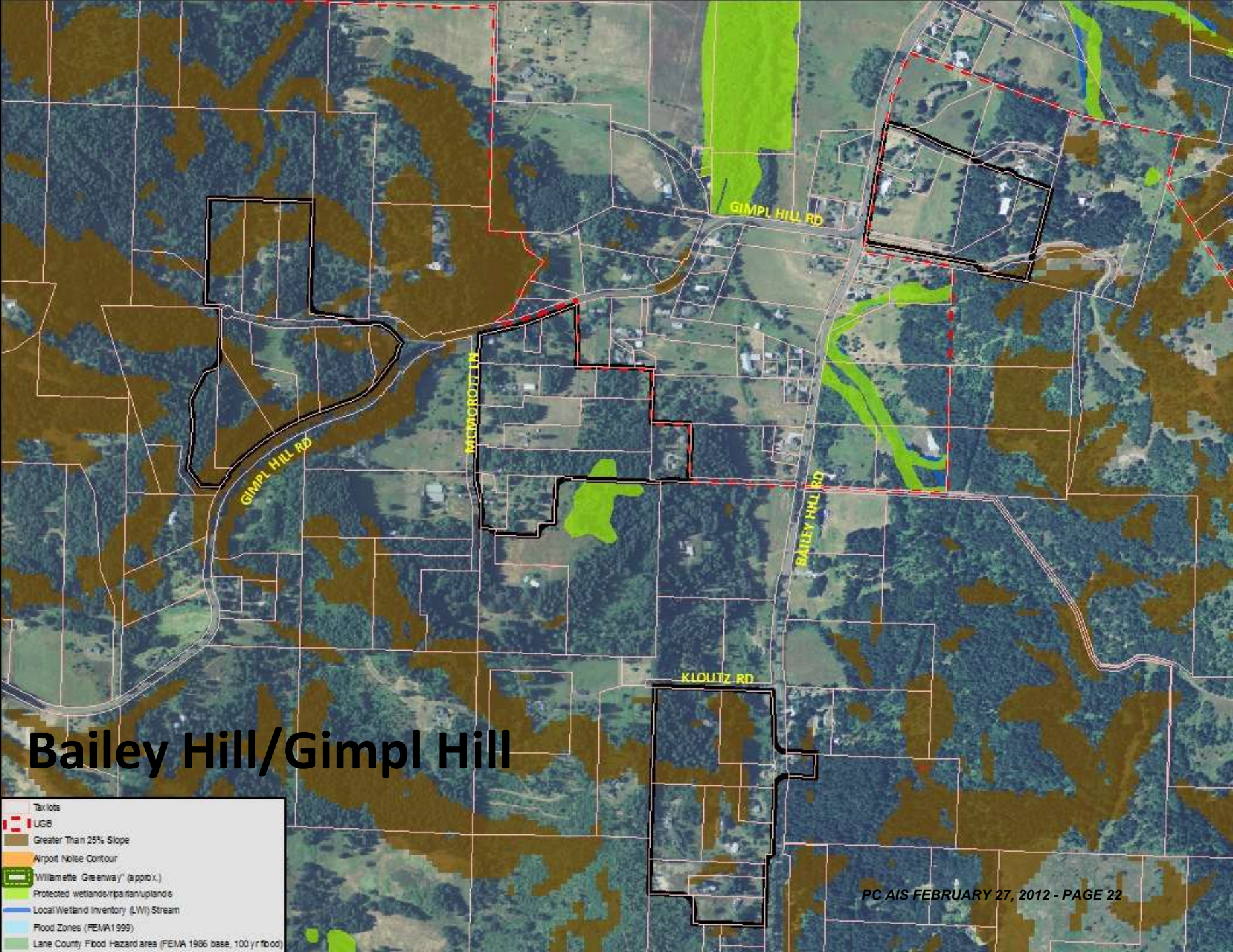


# Bailey Hill/Gimpl Hill

 Eugene Urban Growth Boundary



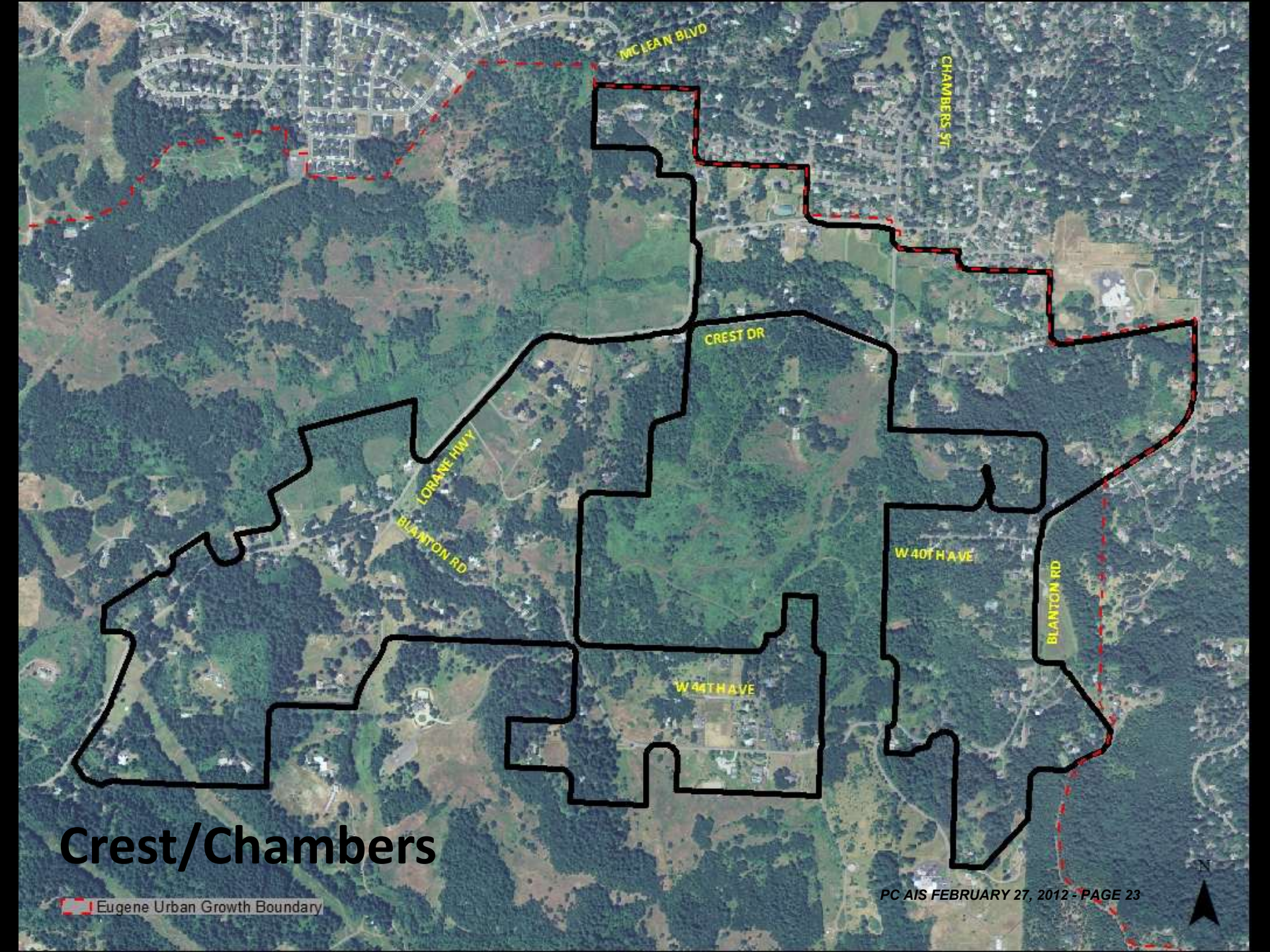




## Bailey Hill/Gimpl Hill

- Tax lots
- UGB
- Greater Than 25% Slope
- Airport Noise Contour
- Willamette Greenway (approx.)
- Protected wetlands/riparian/uplands
- Local Wetland Inventory (LWI) Stream
- Flood Zones (FEMA 1999)
- Lane County Flood Hazard areas (FEMA 1986 base, 100 yr flood)





MCLEAN BLVD

CHAMBERS ST

CREST DR

LORANE HWY

BLANTON RD

W 40TH AVE

BLANTON RD

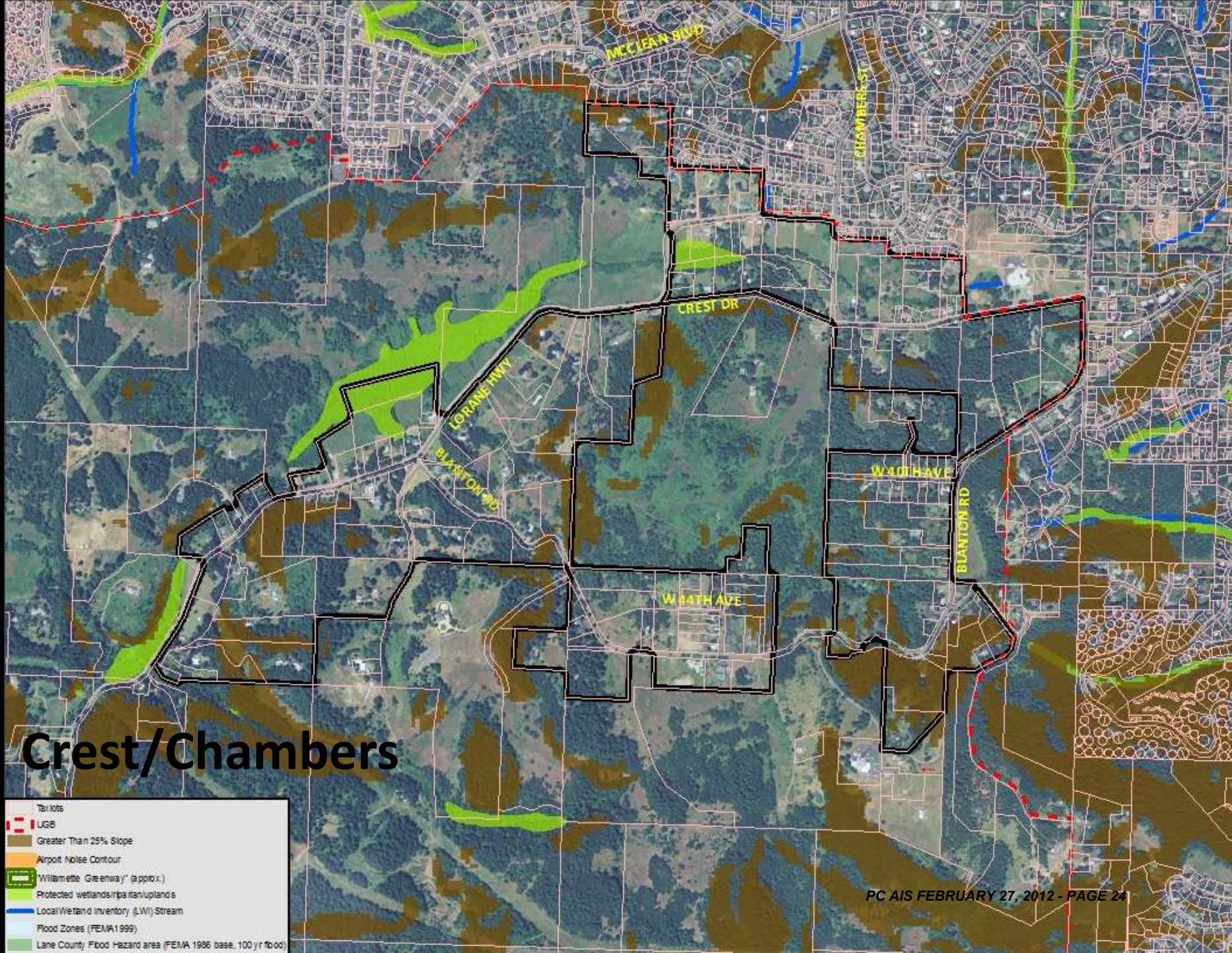
W 44TH AVE

# Crest/Chambers

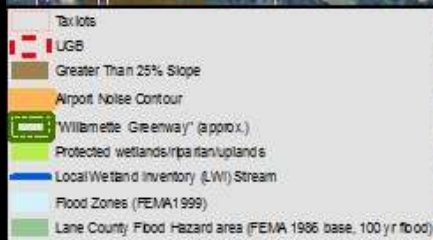
 Eugene Urban Growth Boundary







## Crest/Chambers






W AMAZON

FOX HOLLOW RD

DILLARD RD

SKY HAWK WY

Dillard

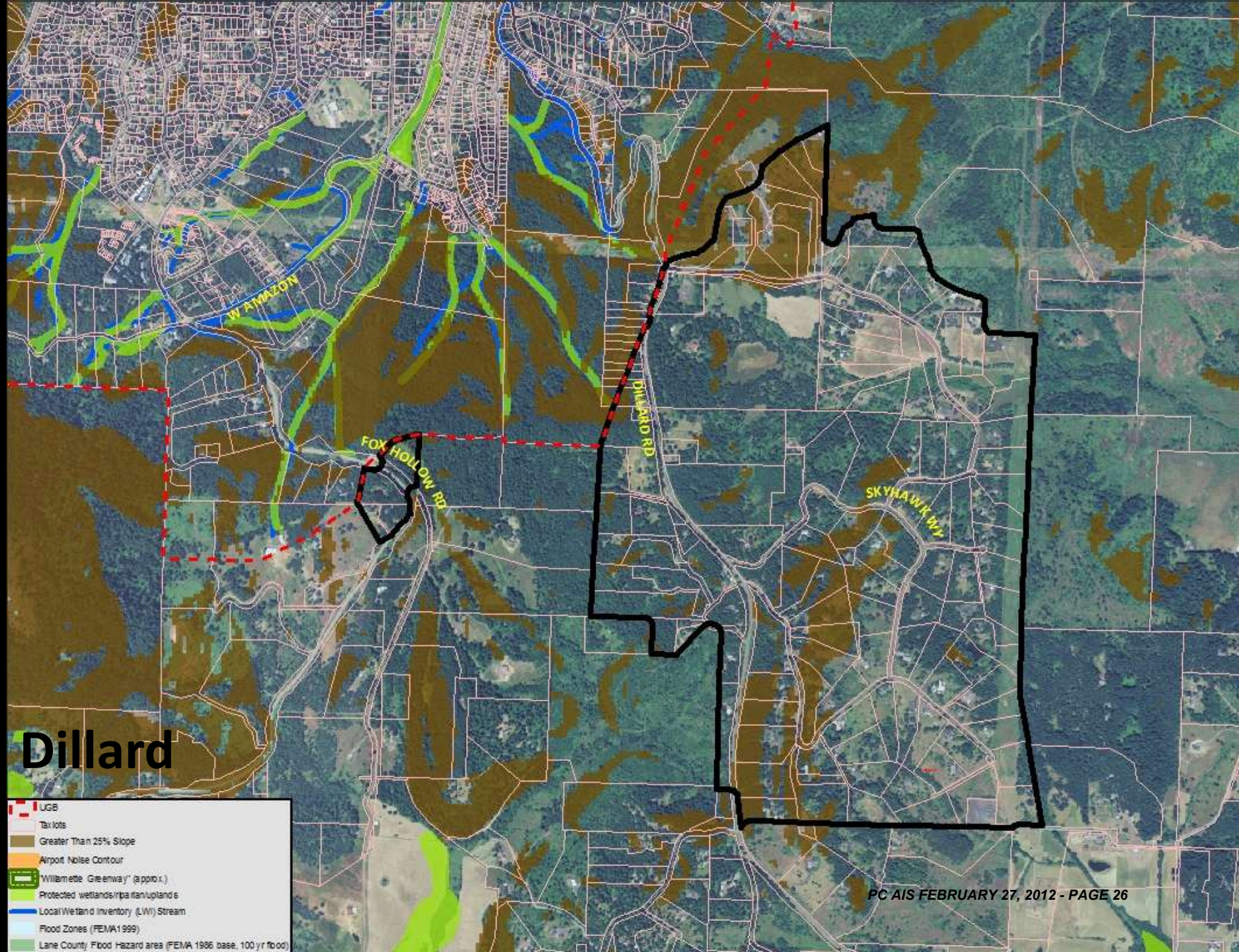
 Eugene Urban Growth Boundary

PC AIS FEBRUARY 27, 2012 - PAGE 25

N



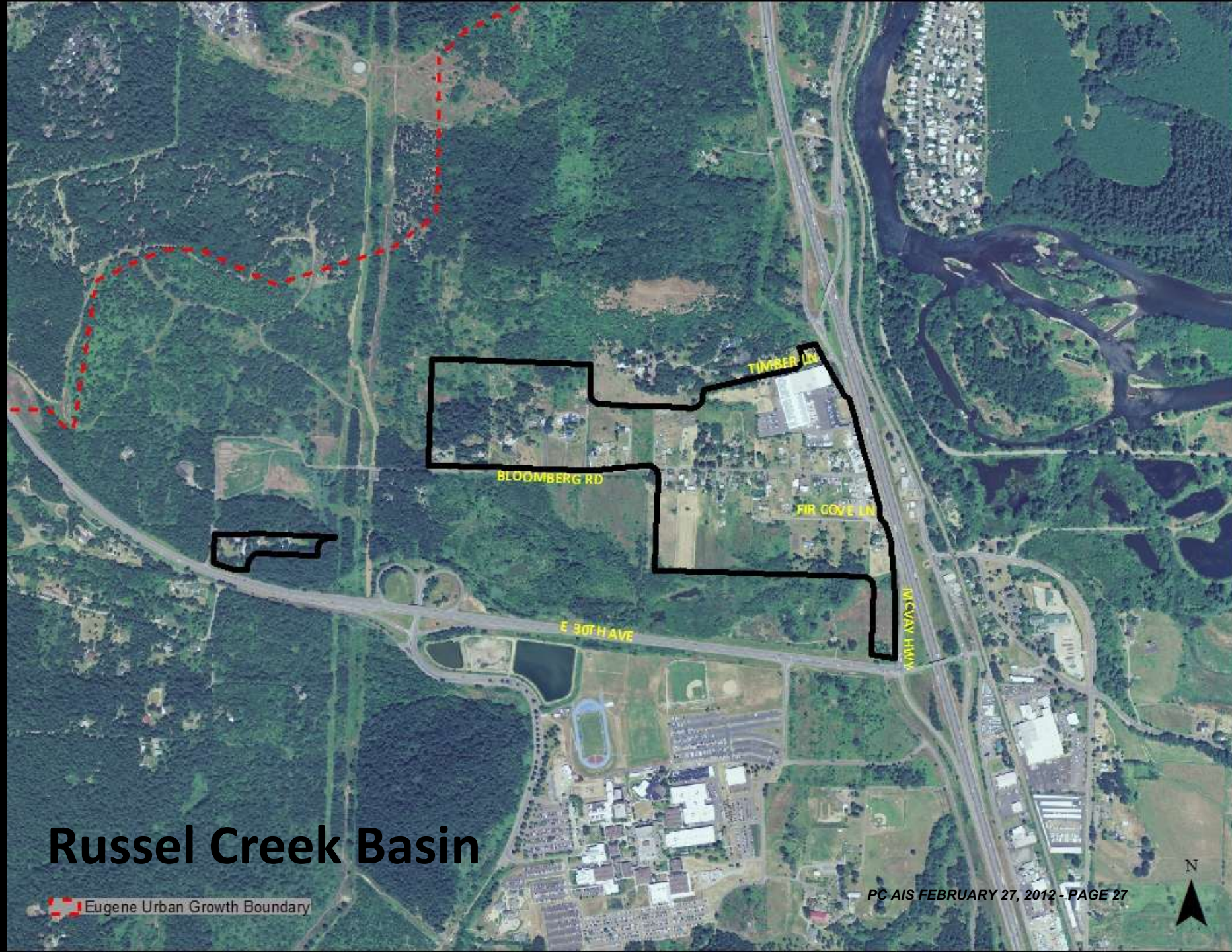





# Dillard

- UGB
- Tax lots
- Greater Than 25% Slope
- Airport Noise Contour
- Willamette Greenway" (approx.)
- Protected wetlands/riparian/uplands
- Local Wetland Inventory (LWI) Stream
- Flood Zones (FEMA 1999)
- Lane County Flood Hazard area (FEMA 1986 base, 100 yr flood)



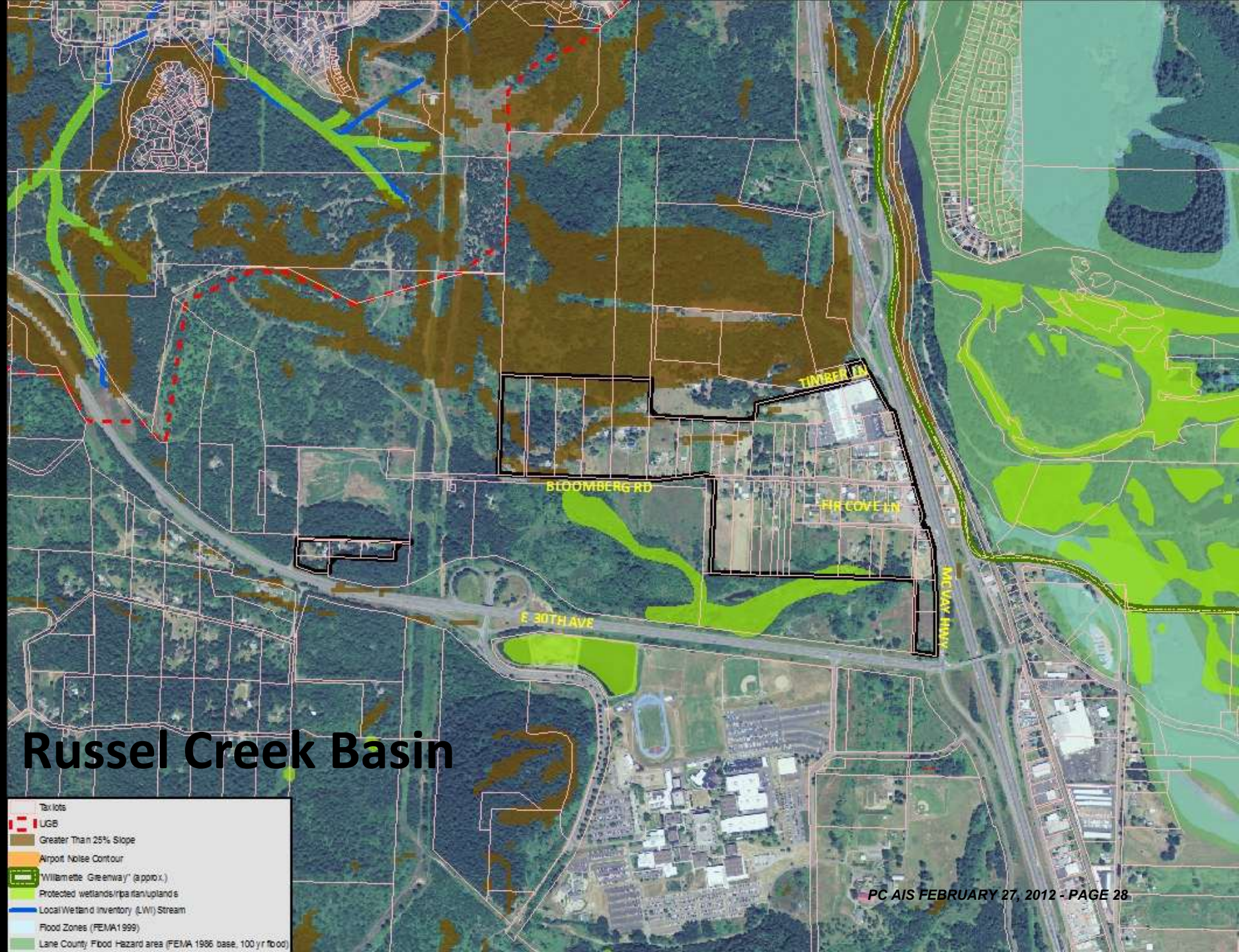


# Russel Creek Basin

 Eugene Urban Growth Boundary







# Russel Creek Basin

- Tax lots
- UGB
- Greater Than 25% Slope
- Airport Noise Contour
- Willamette Greenway (approx.)
- Protected wetlands/riparian/uplands
- Local Wetland Inventory (LWI) Stream
- Flood Zones (FEMA 1999)
- Lane County Flood Hazard areas (FEMA 1986 base, 100 yr flood)



# SINGLE-FAMILY HOUSING

---

Step 4: If necessary, compare and rank alternative areas

- Efficient accommodation of land need
- Provision of public facilities and services
- Environmental, energy, economic and social consequences
- Compatibility with nearby agricultural and forest activities



# SINGLE-FAMILY HOUSING

---

Step 5: If necessary, repeat analysis with next priority lands.

If land need cannot be accommodated on first priority lands, then the next priority of lands must be analyzed for suitability.

- Marginal Lands
- Farm and Forest Lands (poorest soils first)



# SINGLE-FAMILY HOUSING

---

## Next Steps

- November 1-21: Online Open House  
*[www.envisioneugene.org](http://www.envisioneugene.org)*
- November 9: City Council Work Session
- November 14: Public Open House
- November 21: City Council Public Hearing



# Envision Eugene